

Jadewinds Condominium, LLC

Rules & Regulations

The following duly promulgated rules and regulations pertaining to Jadewinds Condominium shall be deemed in effect until amended and shall apply to and be binding upon all owners, their families, guests, invitees, employees, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.

Violations of these rules and regulations may subject the violator to any and all remedies available to the Condominium, including the levying of a fine of up to \$150 per day, pursuant to the terms of the declaration of Covenants and Restrictions, the Articles of Incorporation, the Bylaws and Florida law.

Violations may also be remedied by the Condominium by injunction or other legal means and the Condominium shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the rules and regulations or the Declaration of Covenants and Restrictions and any of the exhibits attached thereto.

The Rules & Regulations are as follows:

1. OCCUPANCY OF UNITS

- * Each unit in Jadewinds shall be occupied as a single family residential dwelling unit only.
- * No more than two (2) unrelated persons may occupy a unit.

2. VEHICLES AND VEHICLE PARKING

* Each unit is provided an assigned parking space. Under no circumstances may a resident park in a neighboring parking area without permission from the owner.

* Parking of the following is prohibited in Jadewinds:

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|-------------------------------|--|
| a. trucks and vans over ¾ ton | f. boats & boat trailers |
| b. commercial vehicles | g. house trailers |
| c. mobile homes | h. trailers of any other description |
| d. motor homes | i. inoperable vehicles; junk vehicles |
| e. campers | or vehicles without current registration |

* This prohibition does not apply to temporary parking of trucks in Jadewinds for repair services, pick-up, delivery, etc.

* Painting, repairing or modifying of vehicles is prohibited on the premises.

* The use of the dock for recreational vehicle purposes is limited to those with developer pre-approval.

3. EXTERIOR OF BUILDINGS AND LANDSCAPING

* Please keep entrances and patios neat and clean. Trash containers or other unsightly items, i.e. mops, may not be stored on the patios.

* Drying of clothing, beach towels, rugs, etc. over balcony railings is prohibited.

* Outside yard sales are prohibited.

* No personal property belonging to residents including, but not limited to, lawn statuary or ornaments, patio or lawn furniture, cooking grills, children's toys, bicycles, etc. will be placed or left on the lawn areas.

4. CHILDREN

- * Children allowed to play outside the unit must be supervised by an adult at all times.
- * Children's toys must be stored inside the unit when not being used.

5. PETS

- * **THERE ARE NO PETS ALLOWED ON JADEWINDS PROPERTY AT ANY TIME.**

6. TRASH AND RECYCLE MATERIAL COLLECTION

- * Trash items should be placed in the dumpster at all times. Please **DO NOT** throw over the gate.

7. SAFETY

- * Barbecue grills may not be used on balconies (city ordinance).

8. NUISANCE

- * No nuisance shall be allowed upon the property nor any practice that is a source of annoyance to residents or which endangers the health, safety, or welfare of residents or which interferes with the peaceful possession and quiet enjoyment of their property.

JADEWINDS CONDOMINIUM ASSOCIATION, INC.
3600 S. PENINSULA DR.; PORT ORANGE, FL. 32127
C/O CLIFTON MANAGEMENT
1326 S. RIDGEWOOD AVE., SUITE 14
DAYTONA BEACH, FL. 32114
(386) 767-5575 FAX (386) 255-5234

I (we) acknowledge receipt from seller (agent), a copy full set of the Rules & Regulations, the Declaration of the Condominium, the Articles of Incorporation, all attached exhibits, and the By-laws of the Association.

I (we) understand and agree to the fact that I (we) will be purchasing a condominium and am obligated to abide by the laws of the association and consent to the right of the association to enforce those laws and to even, after a hearing, assess fines for their violation(s).

I (we) understand that there are Rules & Regulations that govern the use of my unit, including **but not limited to** rental restrictions, pet restrictions, and parking restrictions.

I (we) also understand that the purchase of a unit at Jadewinds Condominiums does **NOT** grant any ownership or use rights, or the ability to apply for these rights; to the Property wholly owned by the Developer or its assignee. Specifically, this includes Lot-1A, the submerged land, the airspace above and below the land and dock on the river.

Signature

Date

Signature

Date

Sworn to me this _____ day of _____, 2012.

Notary Public